



Format — 2 A

CHARTERED ACCOUNTANT'S CERTIFICATE

(FOR THE PURPOSE OF REGISTRATION OF NEW PROJECT under RERA)

Information as on 02.09.2023-11:40 AM

(Mention date at the time of application)

No.-01

Date:-01.09.2023

Subject: Certificate of amount incurred on **[Grandeur Heights]** for Construction/Development of Residential/Commercial flats/units situated on plot bearing khasra no./Survey No. 53/1/2,54/3/1/2/1/1, 53/1/2 54/3/1/2/1/2, 53/54/1, 749925.98,2566056.10 to the north 749954.78,2566106.72 to the south 749918.62,2566096.15 to the east 749961.39,2566068.48 to the west of village BAWADIYA KALA, Tehsil Huzur District Bhopal, Pin-462039 Admeasuring 3030.00 sq.meter area, being developed by Chetanya Builders & Colonisers

Cost of land & on site construction of Real Estate Project (All figures in Rs. Lakh)

S.No.	Particulars	Total Cost Estimated	Amount incurred (actual out-flow) up to now
1.	2	3	4
	Land Cost		
	(a) Acquisition cost of land (purchase or through agreement with land owner) and legal costs on land transaction	560.00	0.00
	(b) Amount payable to obtain development rights, additional, FAR and any other incentive under Local Authority or State Government or any Statutory Authority, if any;	0.00	0.00
	(c) Acquisition cost of TDR (Transfer of Development Rights), if any;	0.00	0.00
	(d) Amounts payable to State Government or competent authority or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. (if not included in (a) above);	16.25	16.25
	SUB TOTAL LAND COST (in Rs.)	576.25	16.25
2.	Project Clearance Fees		
	(a) Fees paid to RERA	0.86	0.00
	(b) Fees paid to T&CP Dept.	0.50	0.50
	(c) Fees paid to Local Authority (Municipal/ Panchayat)	26.86	26.86
	(d) Consultant/Architect Fees (directly attributable to project)	9.00	0.00
	(e) Any other (specify)(Diversion fee)	0.00	0.00
	SUB TOTAL FEES PAID (in Rs.)	37.22	27.36



1	2	3	4
3.	Cost of Development / Cost of construction		
	(a) Cost of services (water, electricity, to construction site);	68.00	0.00
	(b) Depreciation cost of machinery and equipment purchased, or hire and maintenance costs, consumables etc., (so long as these costs are directly incurred in the construction of the concerned project);	8.00	0.00
	(c) Cost of material actually purchased;	725.00	0.00
	(d) Cost of Labor (excluding cost of salaries of employees of the company not directly attached to project);	300.00	0.00
	SUB TOTAL DEVELOPMENT COST (in Rs.)	1101.00	0.00
4.	Total for PROJECT (Row 1+ Row 2+ Row 3)	1714.47	43.61
5.	% completion of Construction Work completed (as per Project Engineer/Architect's Certificate)	0.00	
5a.	% completion of total project (including cost of land and project clearance fees paid) [(Column 4 of Row 4 / Column 3 of Row 4) * 100]	2.54	
6.	Total amount received from allottees (in Rs.)	0	
6a.	70% Amount to be deposited in Designated Account (0.7*Row 6)	0	
7.	Total balance amount receivable from allottees (only booked property)	0	
7a.	70% of receivables (0.7 * Row 7)	0	
8.	Total of (Row 6a + Row 7a)	0	
9.	Amount that can be withdrawn from Designated a/c, i.e. (Row 8 * Row 5a) or (Column 4 of Row 4), whichever is less	0	
10.	Amount actually withdrawn till date of this certificate as per the books of Accounts and Bank Statement	0	
11.	Balance available in Designated A/c.	0	
12.	Amount to be replenished before next quarter submission of CA certificate (Row 10 – Row 9)	0	

This certificate is being issued on specific request of **Chetanya Builders & Colonisers**(Name of the builder) for RERA compliance. The certification is based on the information and records produced before me and is true to the best of my knowledge and belief.

Signature of Chartered Accountant with seal

CA Jai Sobhani

Sobhani & Agarwal

Chartered Accountants

CA Jai Sobhani

(M No: 400233)

Date 02.09.2023

UDIN 23400233BGSRV05383

